

Proposed amendments are shown in track changes.

**1. Clarify the definition of “net square foot of new building area.” This amendment to Section 2.b would clarify the meaning of “net square foot of new building area.”**

Section 2. Program Parameters. The Council requests that the Department of Planning and Development (DPD) and the Office of Housing (OH) develop, in cooperation with the Council, a proposed council bill to implement the Program, subject to the following parameters.

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- b. Affordable Housing Linkage Fees. Fees should not exceed the maximum supportable level set forth in the nexus analysis, but may be set below that level. Fees should vary based on the extent of impact on the demand for low and moderate income housing. Local market conditions and effects on development feasibility should be considered in setting the fees. Fees should be no lower than those set out in the table below for commercial and residential land use categories. While these projected fees are supported by the nexus analysis, the actual fee amounts adopted or the manner in which the fees are structured, could be adjusted based on further analysis or information.

	Commercial Uses	Residential Uses
Higher Cost Areas	\$16 / net square foot of new building area (NSF)	\$16 / NSF
Medium Cost Areas	\$10 / NSF	\$10 / NSF
Lower Cost Areas	\$5 / NSF	\$5 / NSF

For the purposes of this Resolution “net square foot of new building area” means rentable area in a building available to a tenant and does not include areas occupied by mechanical equipment, accessory parking, electric closets, walls, or similar structures and spaces.

- 1 **2. Establish a minimum term of affordability. This amendment would add a new subsection to**  
2 **Section 2 that establishes that units produced through program revenue or performance must**  
3 **be affordable for a term of no less than 50 years, which is the minimum term established under**  
4 **the current incentive zoning program.**

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9 e. Term of Affordability. Units created through program expenditures or  
10 performance should have a term of affordability of no less than 50 years.

11 [Reletter remainder of the subsection.]

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14 **3. Establish a program parameter related to automatic adjustments of linkage fee amounts. This**  
15 **amendment would add a new subsection to Section 2 that establishes that the program should**  
16 **contain provisions for automatic adjustments tied to an appropriate local index.**

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21 f. Adjustment to account for changed conditions. To allow the Program to  
22 keep pace with changed conditions, the fee should be adjusted no more  
23 frequently than once annually. The final legislation should contain a method  
24 and schedule for adjusting the fee that is as automatic as possible.

25 [Reletter remainder of the subsection.]

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- 3 **4. Establish Council’s intent to integrate program development with the work of the Seattle**
- 4 **Housing Affordability and Livability Agenda Advisory Committee. This amendment would**
- 5 **amend Section 3 to establish the Council’s intent to consider the findings and recommendations**
- 6 **of the Seattle Housing Affordability and Livability Agenda Advisory Committee, which was**
- 7 **established by [Resolution 31546](#).**

8 Section 3. Schedule for Implementation. To allow for the Program to be effective by the

9 end of the third quarter of 2015, the Council requests that DPD and OH adhere to the following

10 schedule for delivery of legislation to Council:

- 11 a. May 1, 2015 – publication of a public review draft of implementing Legislation
- 12 and
- 13 b. June 1, 2015 – submission of proposed legislation to the Council.

14 Throughout development of legislation to implement the Program the Council will consider and,

15 if appropriate, integrate the findings and recommendations of the Seattle Housing Affordability

16 and Livability Agenda Advisory Committee established by Resolution 31546.

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